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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st July 2026



COTTON MILLS DRIVE, HYDE, SK14

Lawler & Co | Hyde

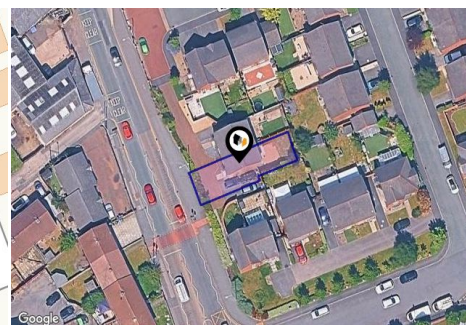
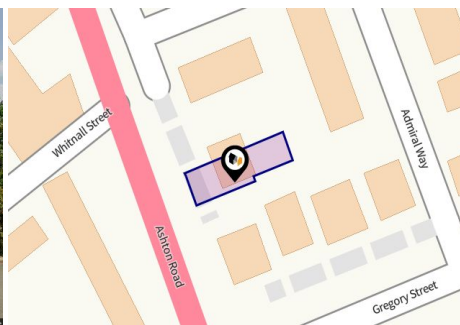
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.05 acres
Year Built :	2011
Council Tax :	Band C
Annual Estimate:	£2,175
Title Number:	MAN184861

Tenure: Leasehold

Local Area

Local Authority:	Tameside
Conservation Area:	No
Flood Risk:	
- Rivers & Seas - Surface Water	Very low Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

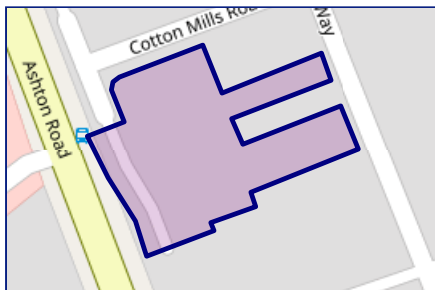
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Planning records for: *Cotton Mills Drive, Hyde, SK14*

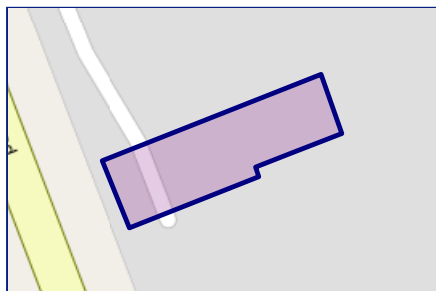
Reference - 16/00880/FUL	
Decision:	Decided
Date:	22nd September 2016
Description:	Rear Extension

Freehold Title Plan



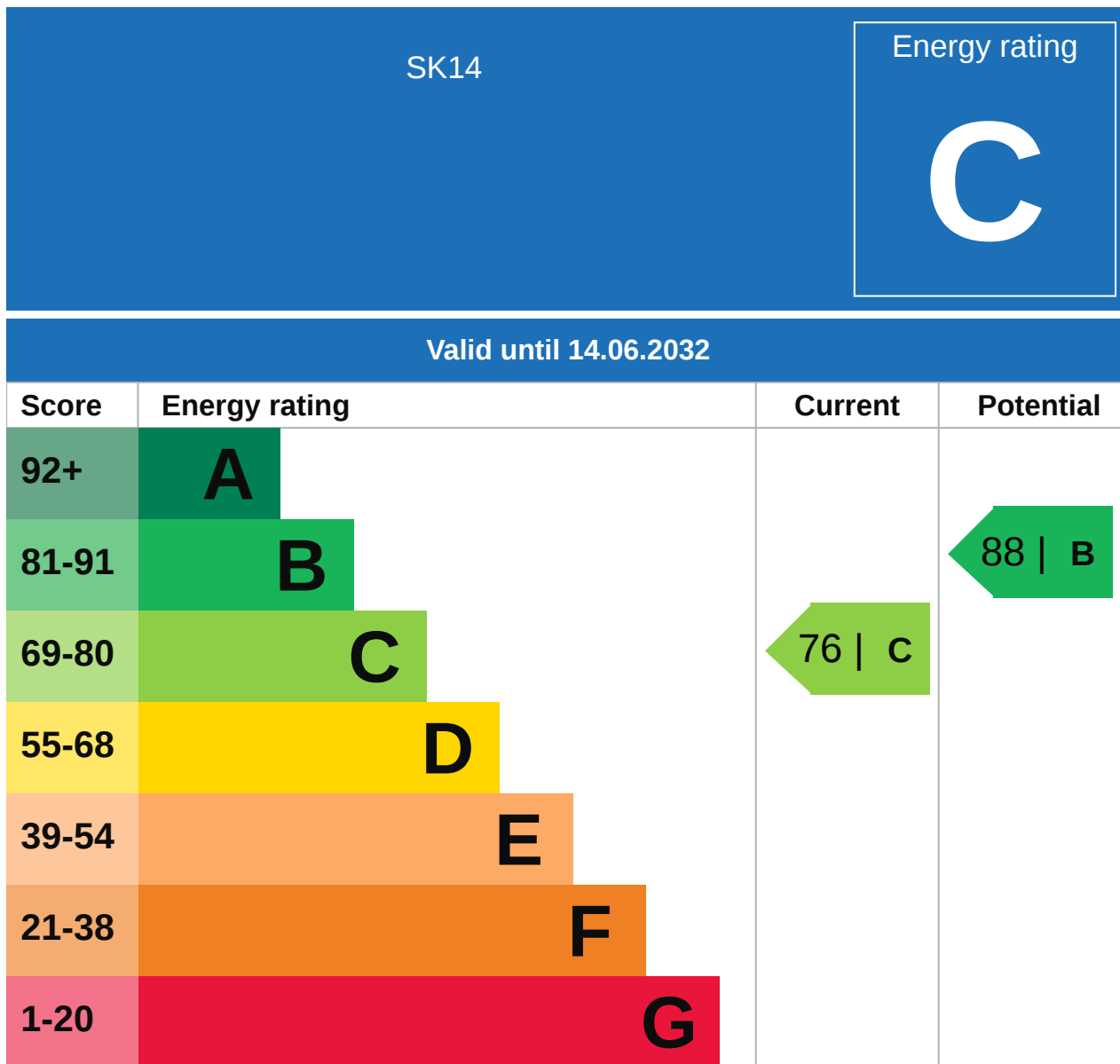
MAN224619

Leasehold Title Plan



MAN184861

Start Date: 10/11/2011
End Date: 01/01/2261
Lease Term: 250 years from 1 January 2011
Term Remaining: 234 years



Property

EPC - Additional Data

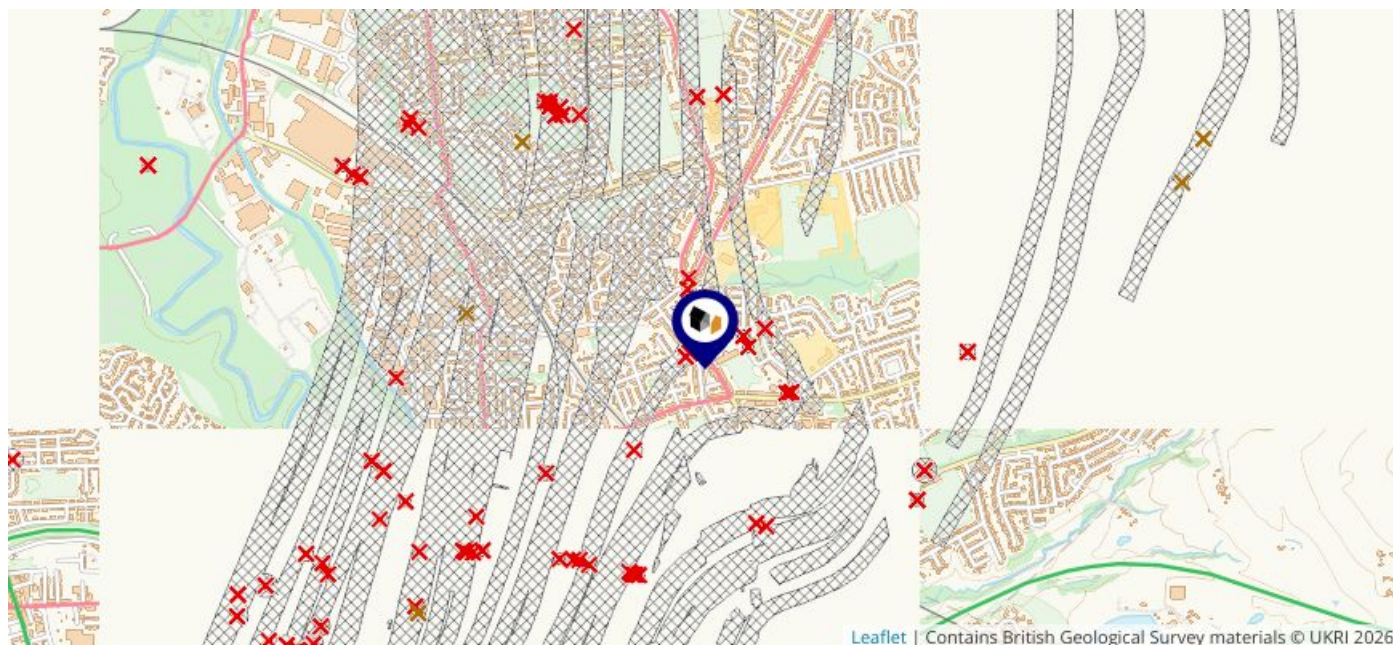
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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 94% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	75 m ²

This map displays nearby coal mine entrances and their classifications.



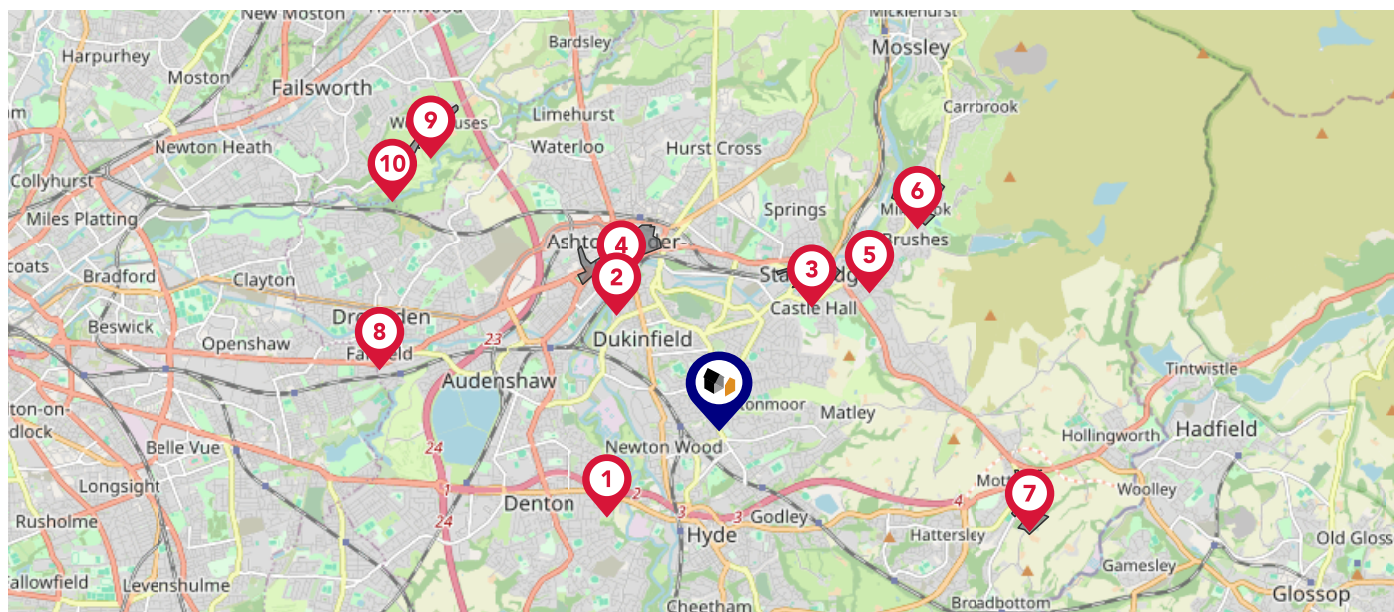
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-------------------------|
| 1 | St Annes, Haughton |
| 2 | Portland Basin |
| 3 | Stalybridge Town Centre |
| 4 | Ashton Town Centre |
| 5 | Copley (Tameside) |
| 6 | Millbrook (Tameside) |
| 7 | Mottram In Longdendale |
| 8 | Fairfield (Tameside) |
| 9 | Woodhouses |
| 10 | Bottom of Woodhouses |

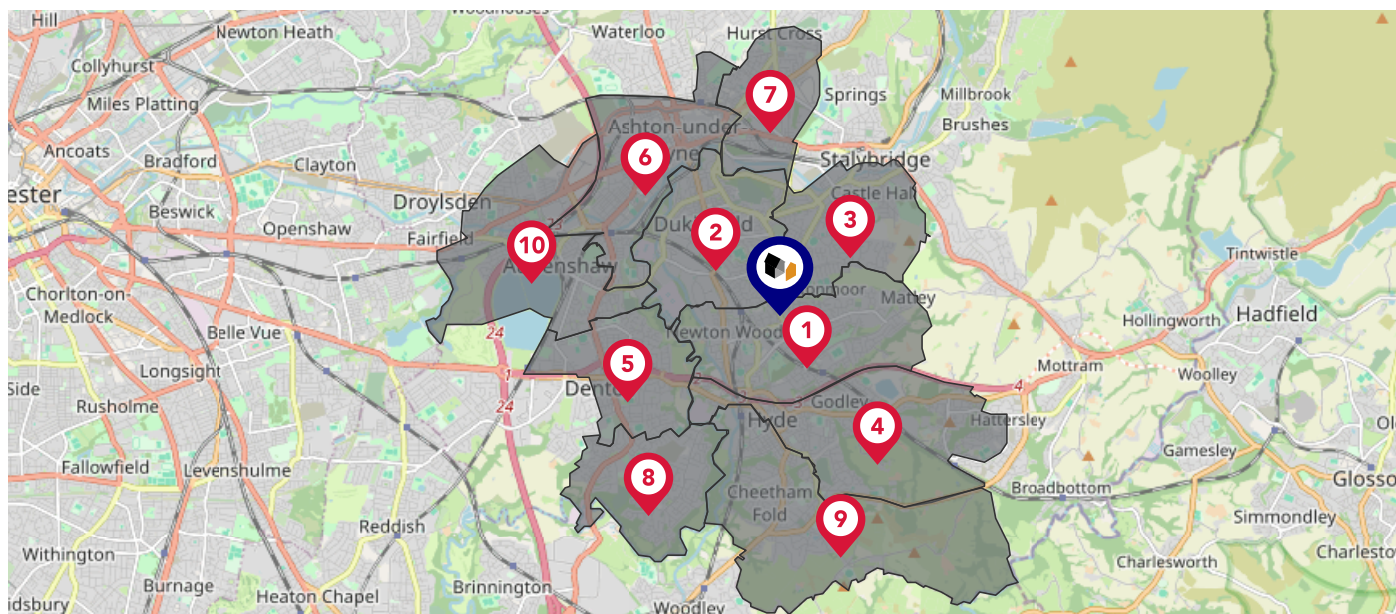
Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Hyde Newton Ward

2

Dukinfield Ward

3

Dukinfield Stalybridge Ward

4

Hyde Godley Ward

5

Denton North East Ward

6

St. Peter's Ward

7

Ashton St. Michael's Ward

8

Denton South Ward

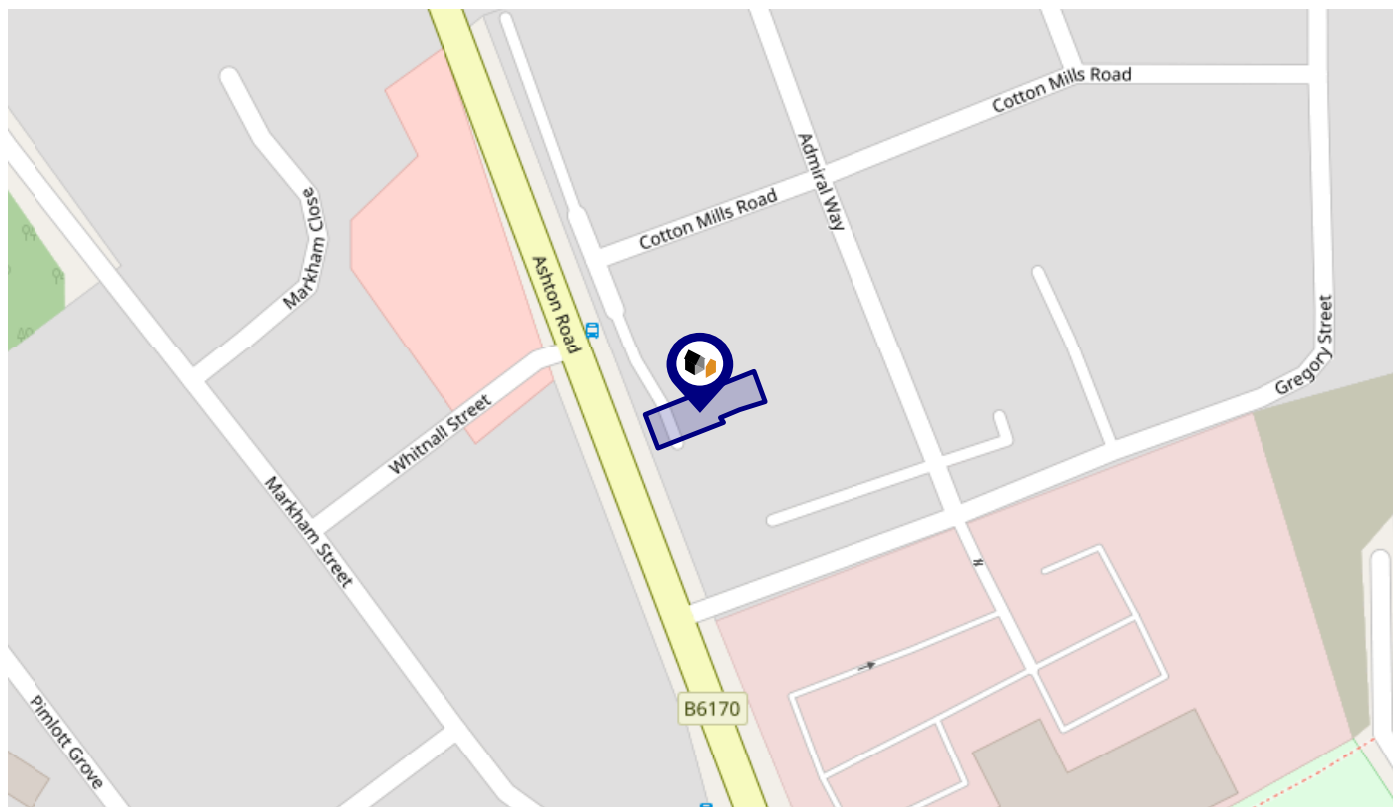
9

Hyde Werneth Ward

10

Audenshaw Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

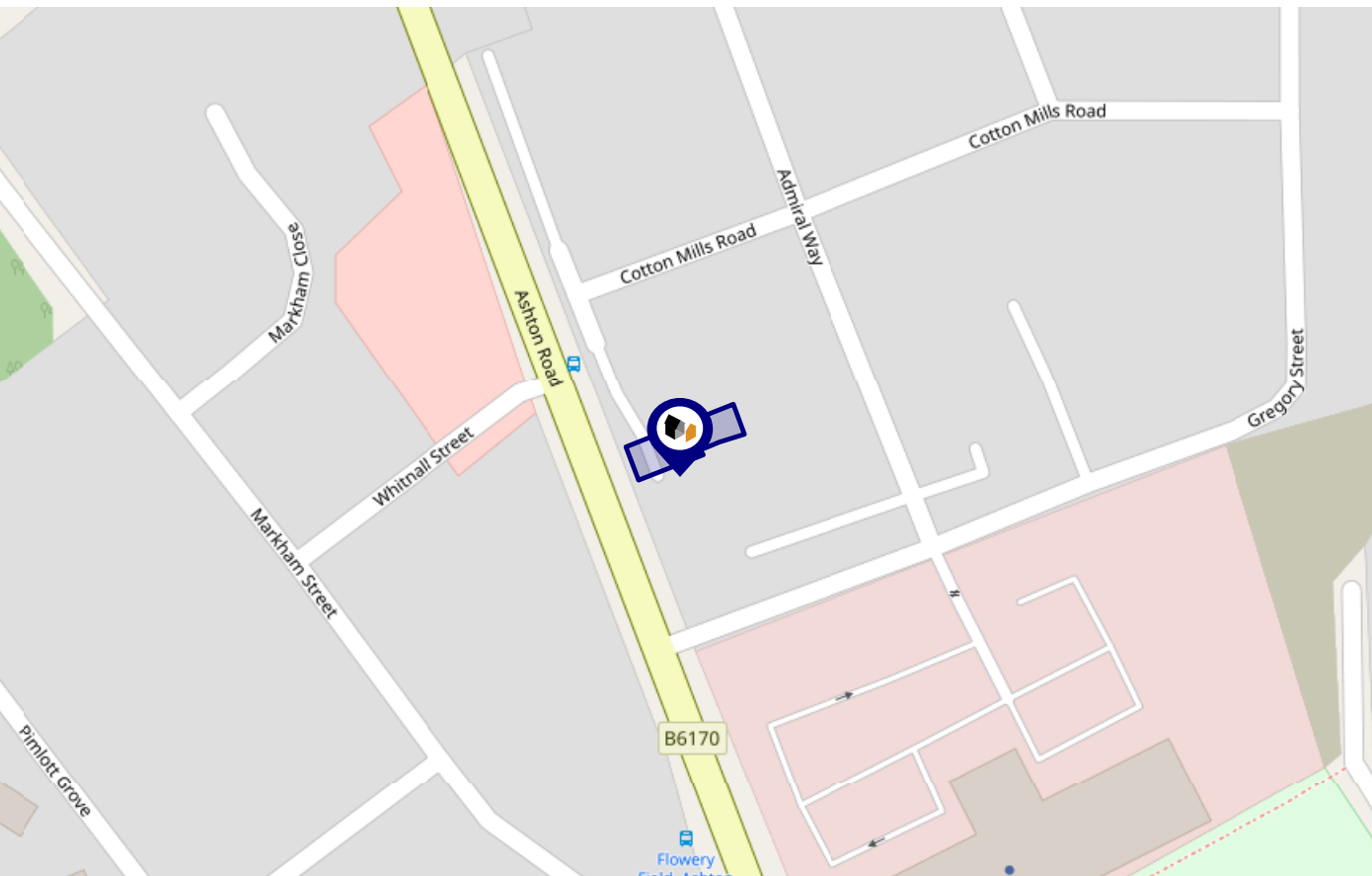
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

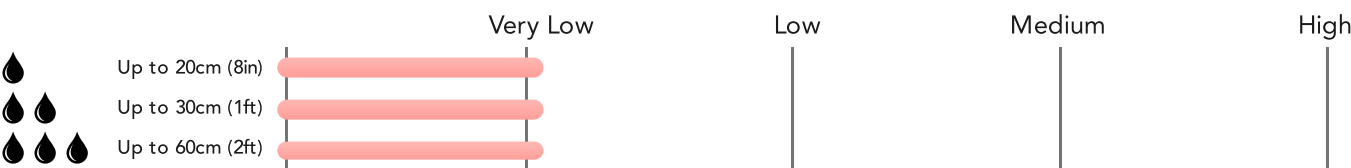


Risk Rating: Very low

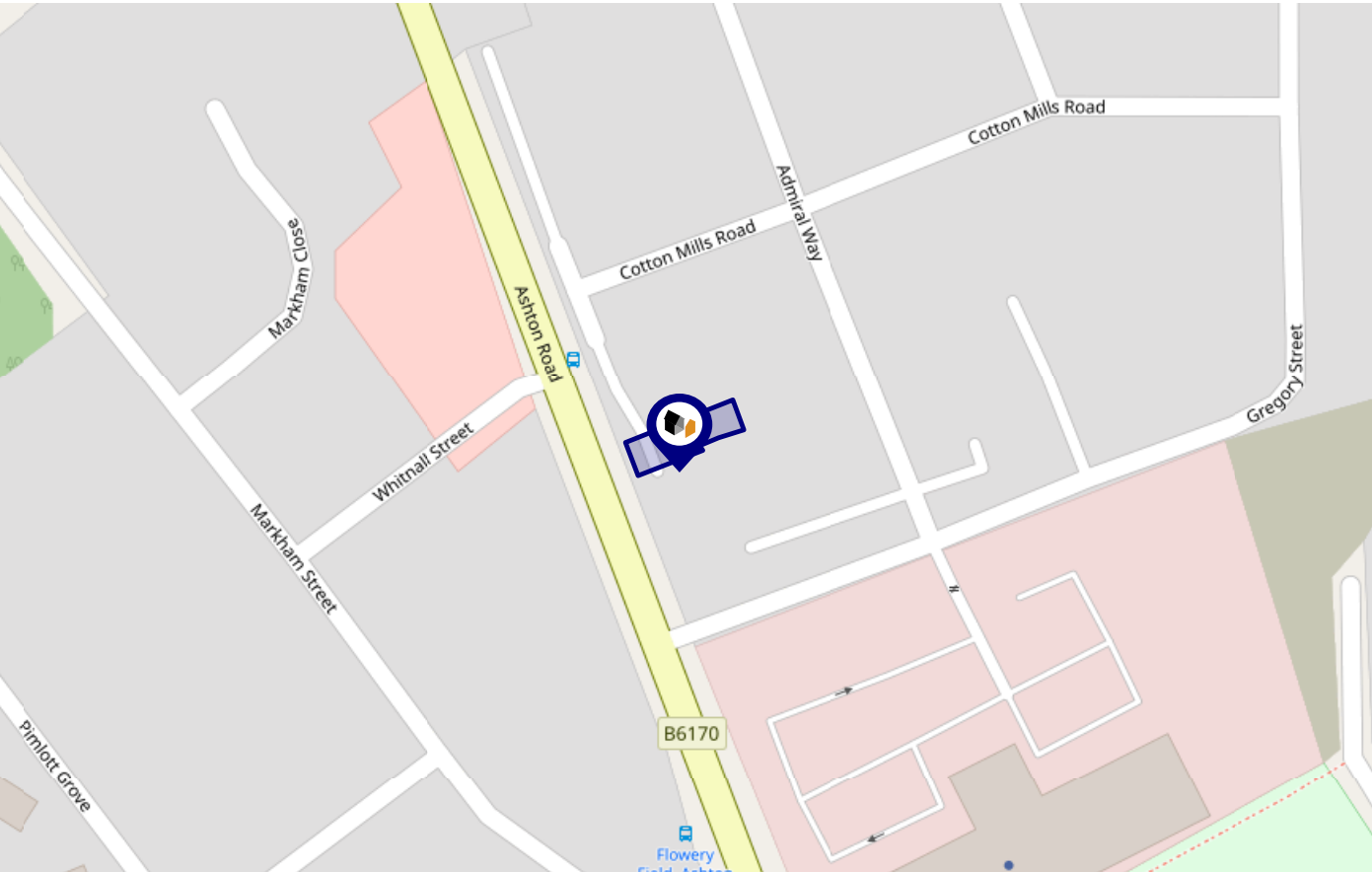
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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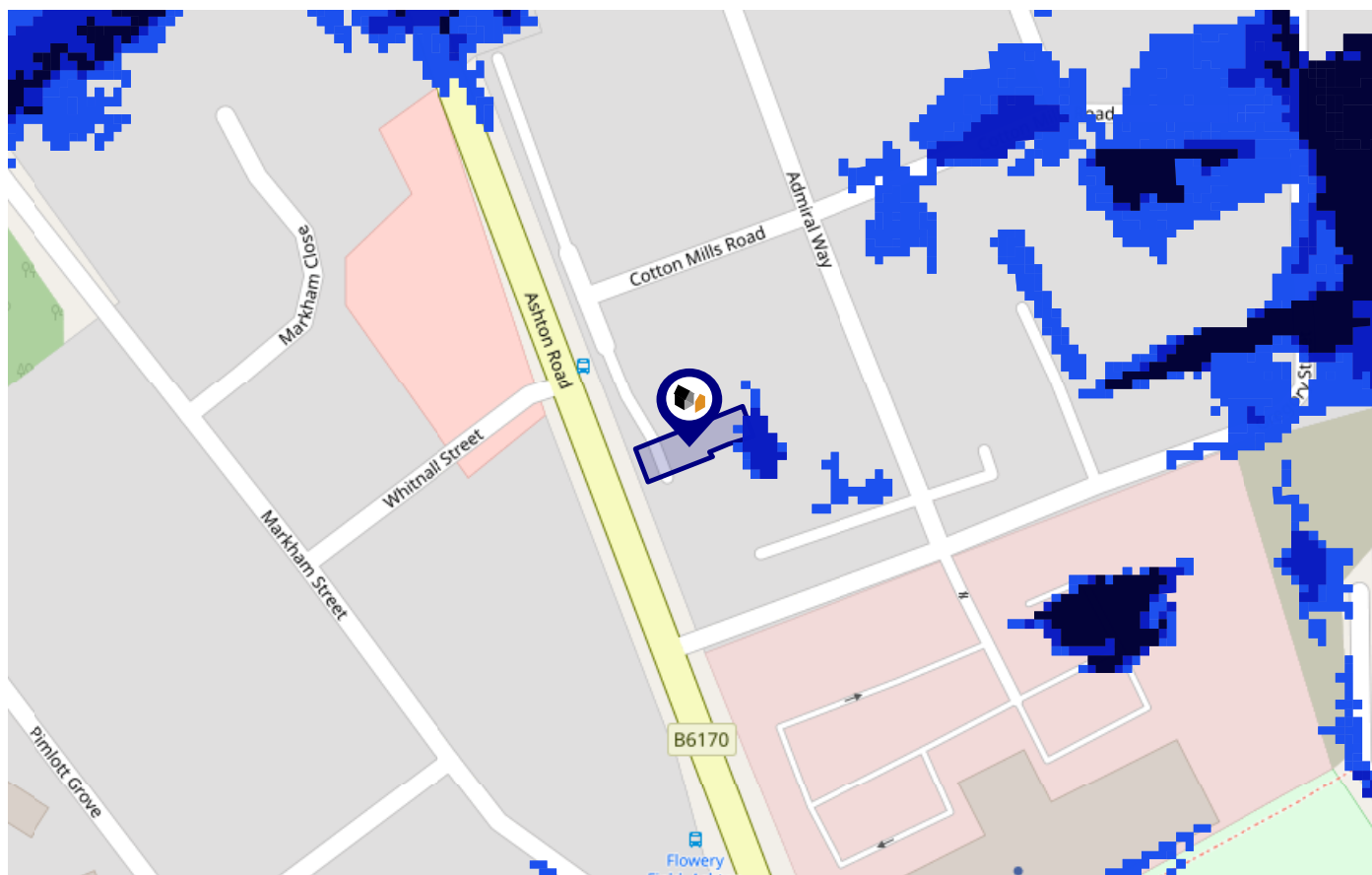
Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

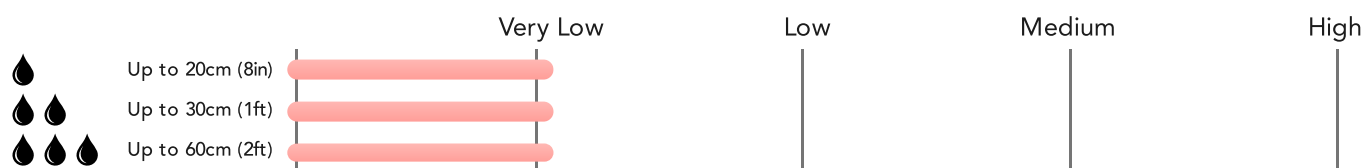


Risk Rating: Very low

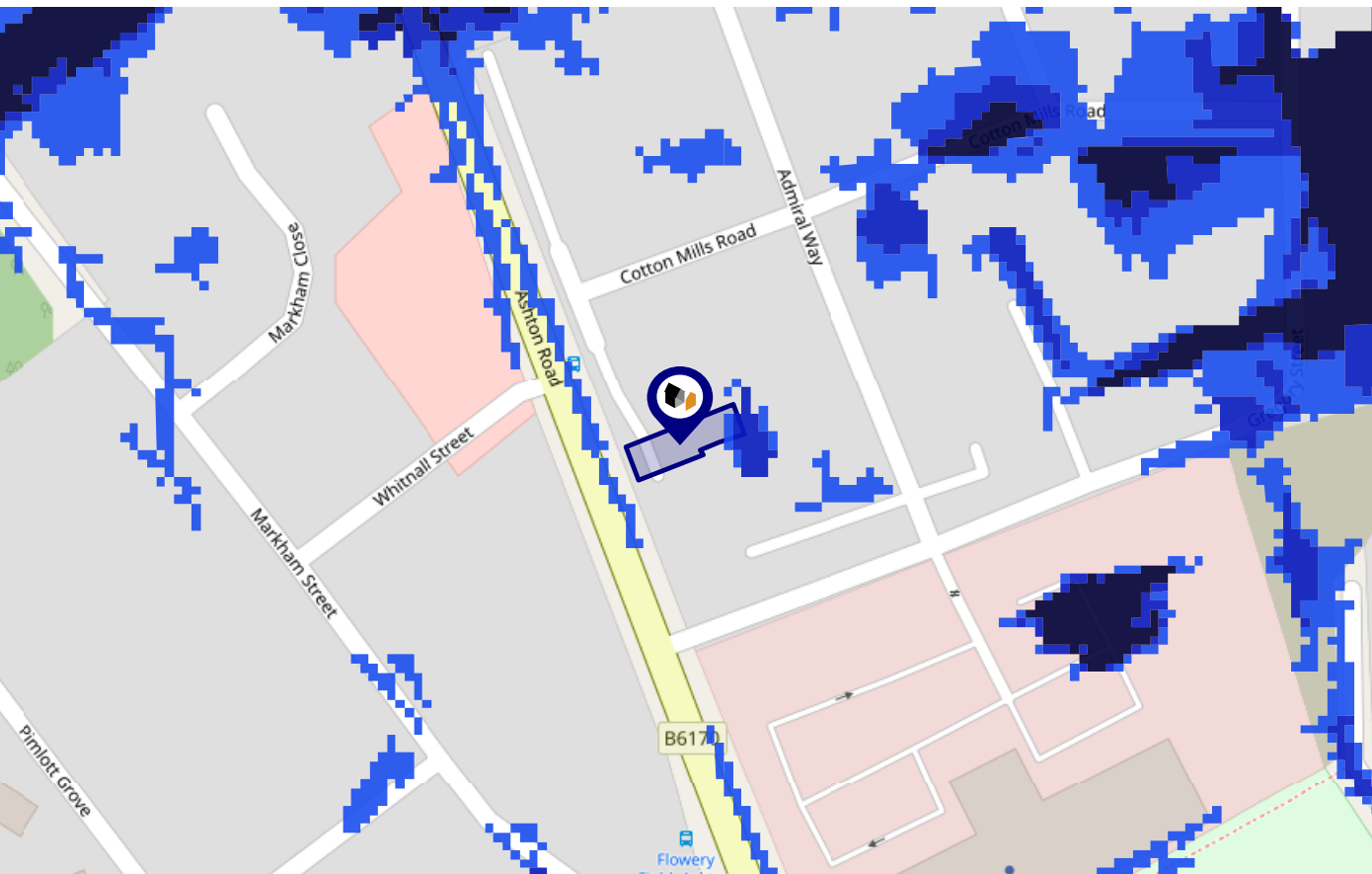
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Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

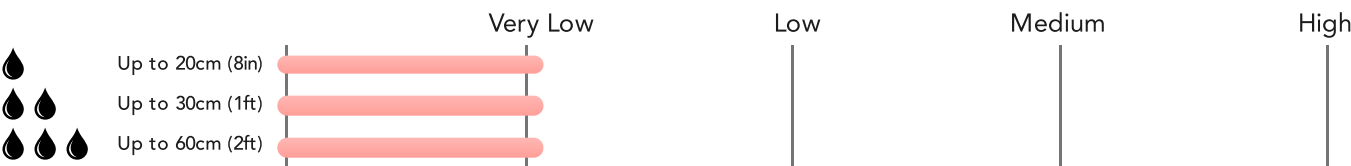


Risk Rating: Very low

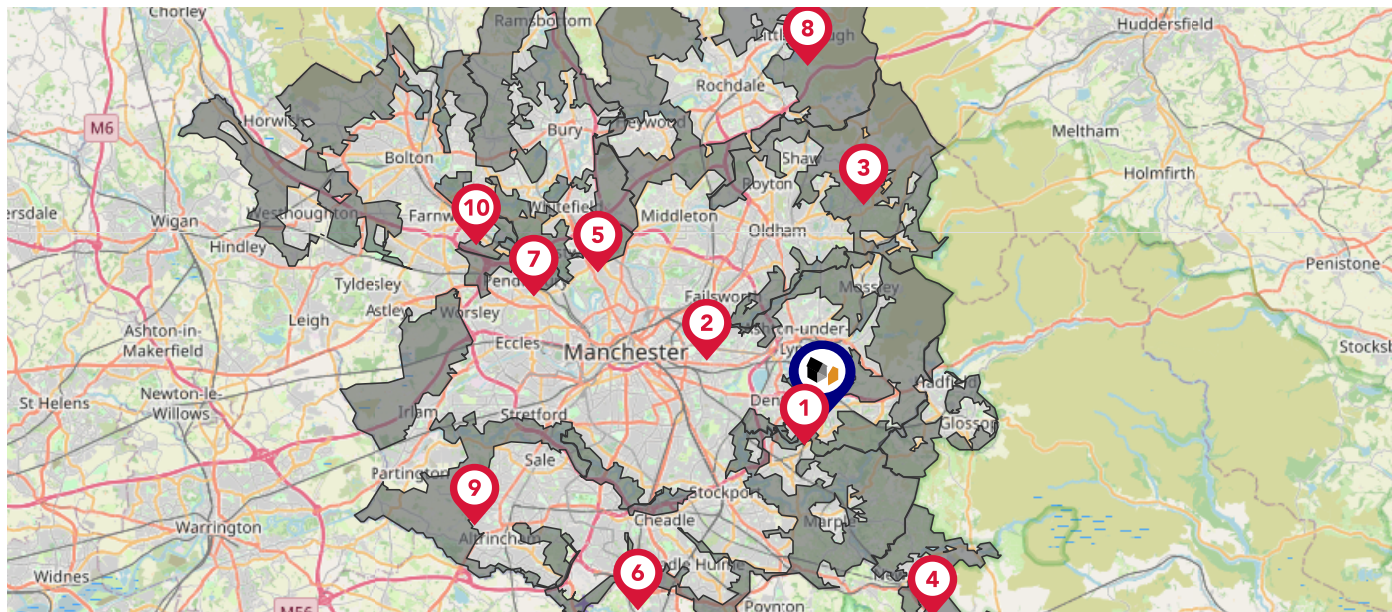
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Tameside

2

Merseyside and Greater Manchester Green Belt - Manchester

3

Merseyside and Greater Manchester Green Belt - Oldham

4

Merseyside and Greater Manchester Green Belt - High Peak

5

Merseyside and Greater Manchester Green Belt - Bury

6

Merseyside and Greater Manchester Green Belt - Stockport

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Rochdale

9

Merseyside and Greater Manchester Green Belt - Trafford

10

Merseyside and Greater Manchester Green Belt - Bolton

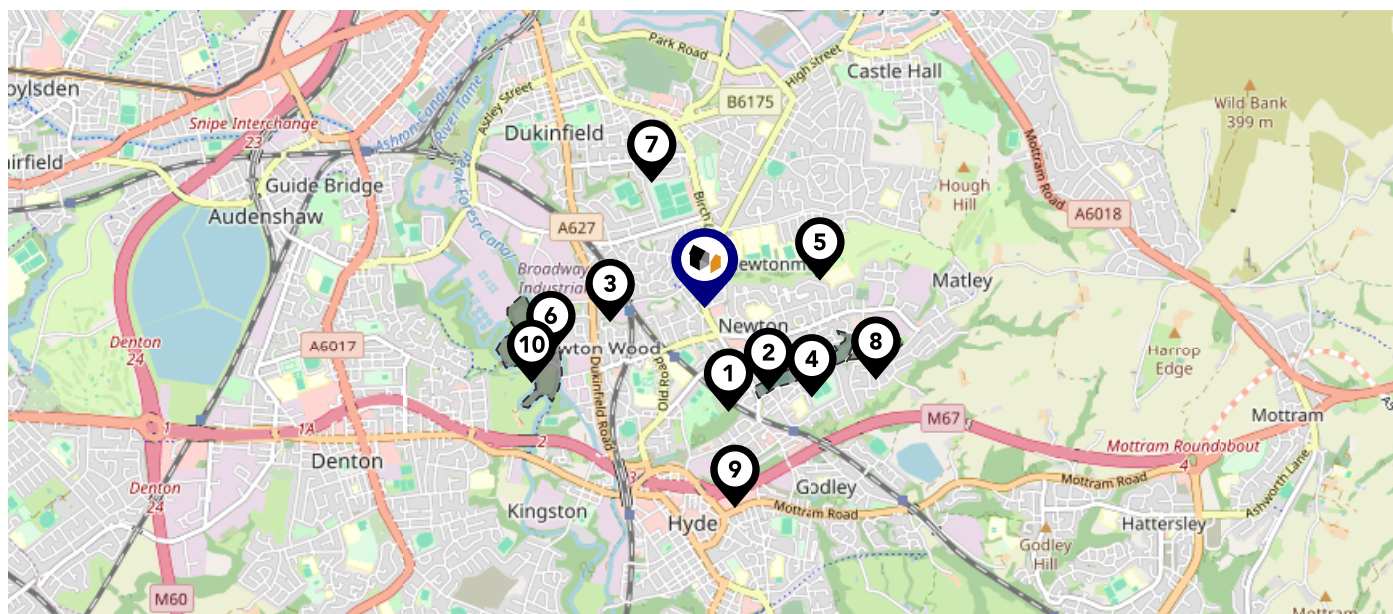
Maps

Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Stansfield Street - Marlor Road-Greater Manchester	Historic Landfill
2	Newton Moor Industrial Estate-Hyde, Cheshire, Greater Manchester	Historic Landfill
3	Albert Mill-Victoria Road, Dukinfield, Greater Manchester	Historic Landfill
4	Victoria Street-Newton, Greater Manchester	Historic Landfill
5	Land at Buckingham Drive-Tameside	Historic Landfill
6	Coal Shaft West of Dukinfield Road-Dukinfield, Greater Manchester	Historic Landfill
7	Land between Barlow Road and Boyds Walk-Dukinfield	Historic Landfill
8	Newton Works-Victoria Street, Hyde	Historic Landfill
9	Cha Textiles-Newton Bank	Historic Landfill
10	Dunkirk Lane-Greater Manchester	Historic Landfill

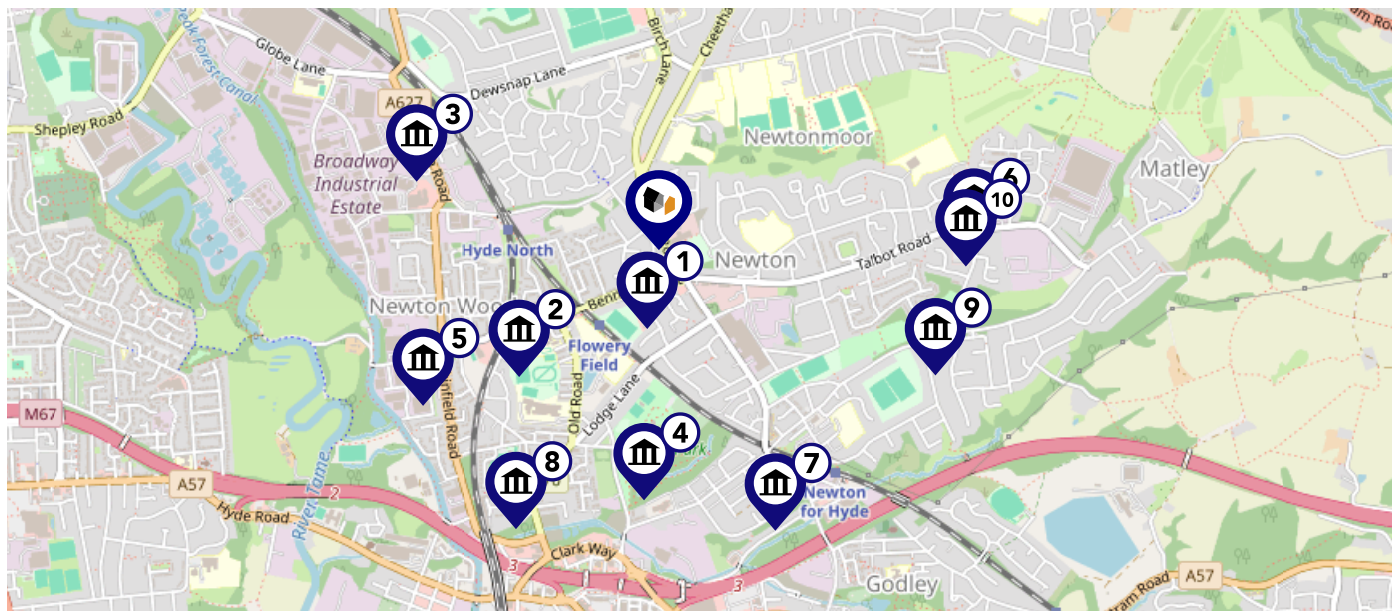
Maps

Listed Buildings

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

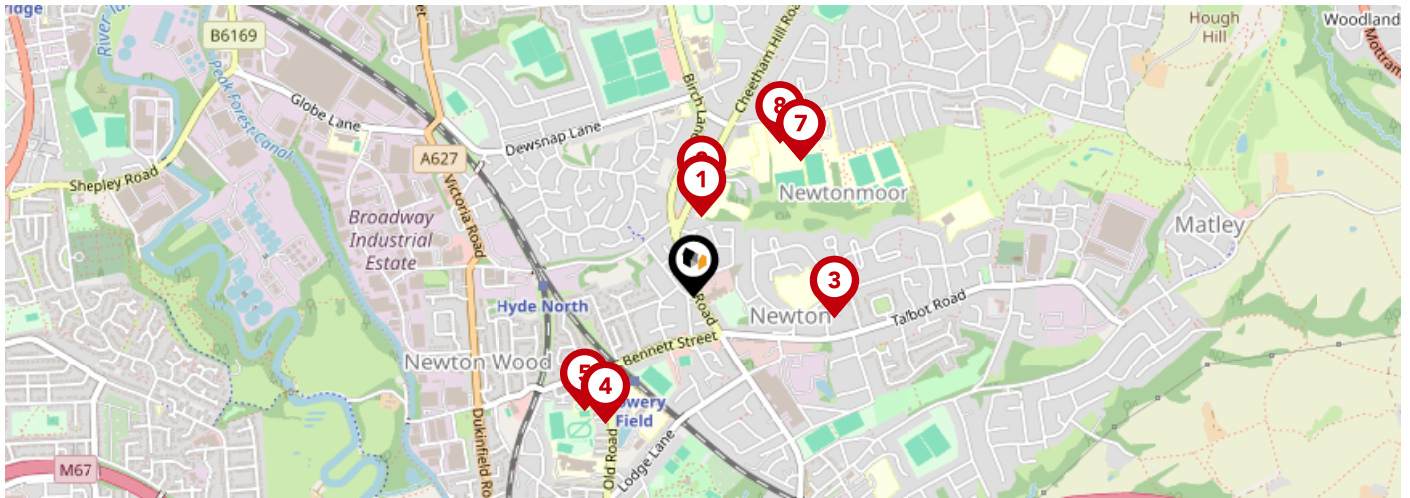


Listed Buildings in the local district	Grade	Distance
 1356424 - War Memorial And Railings	Grade II	0.2 miles
 1309657 - Church Of St Stephen	Grade II	0.4 miles
 1068075 - Newton Wood War Memorial	Grade II	0.5 miles
 1162426 - Bandstand	Grade II	0.5 miles
 1162410 - Cruckframe Building Formerly Part Of Newton Hall	Grade II	0.6 miles
 1162405 - Church Of St Mary (c Of E)	Grade II	0.7 miles
 1413253 - Roman Catholic Church Of St Paul And Presbytery	Grade II	0.7 miles
 1162448 - Flowerly Field Church (free Christian)	Grade II	0.7 miles
 1437947 - Victoria Street War Memorial, Newton	Grade II	0.7 miles
 1068048 - 197, Talbot Road	Grade II	0.7 miles

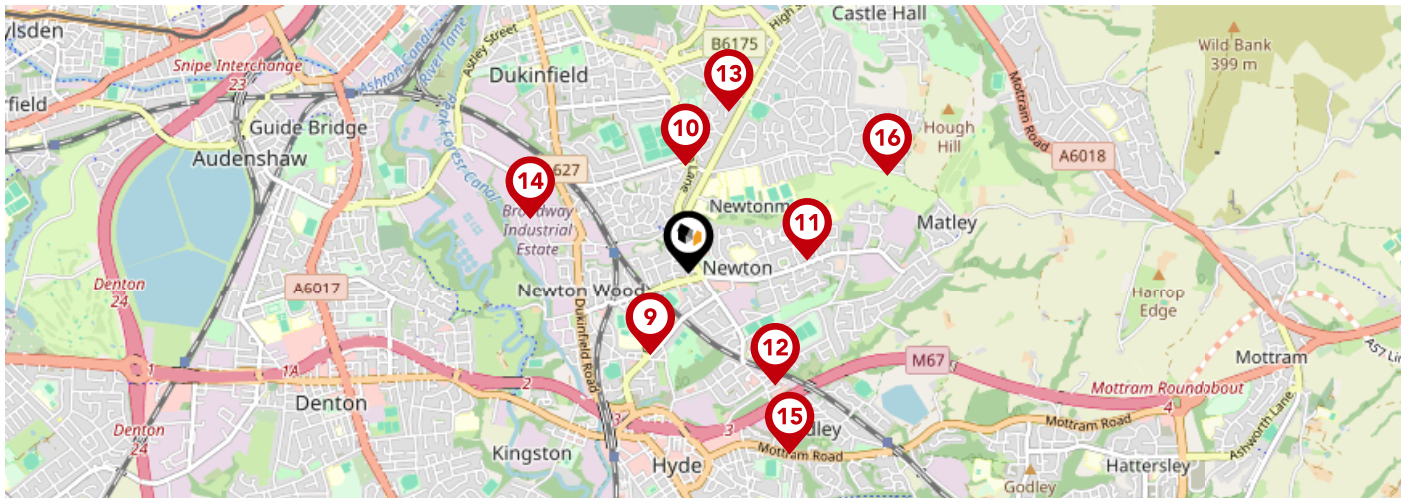
Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Oakdale School Ofsted Rating: Good Pupils: 161 Distance:0.18	☐	☒	☐	☐	☐
2	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.22	☐	☒	☐	☐	☐
3	Oakfield Primary and Moderate Learning Difficulties Resource Provision Ofsted Rating: Good Pupils: 228 Distance:0.31	☐	☒	☐	☐	☐
4	Hyde High School Ofsted Rating: Requires improvement Pupils: 1169 Distance:0.34	☐	☐	☒	☐	☐
5	Thomas Ashton School Ofsted Rating: Special Measures Pupils: 97 Distance:0.35	☐	☐	☒	☐	☐
6	Cromwell High School Ofsted Rating: Outstanding Pupils:0 Distance:0.38	☐	☐	☒	☐	☐
7	Rayner Stephens High School Ofsted Rating: Requires improvement Pupils: 580 Distance:0.38	☐	☐	☒	☐	☐
8	Yew Tree Primary School Ofsted Rating: Good Pupils: 364 Distance:0.39	☐	☒	☐	☐	☐



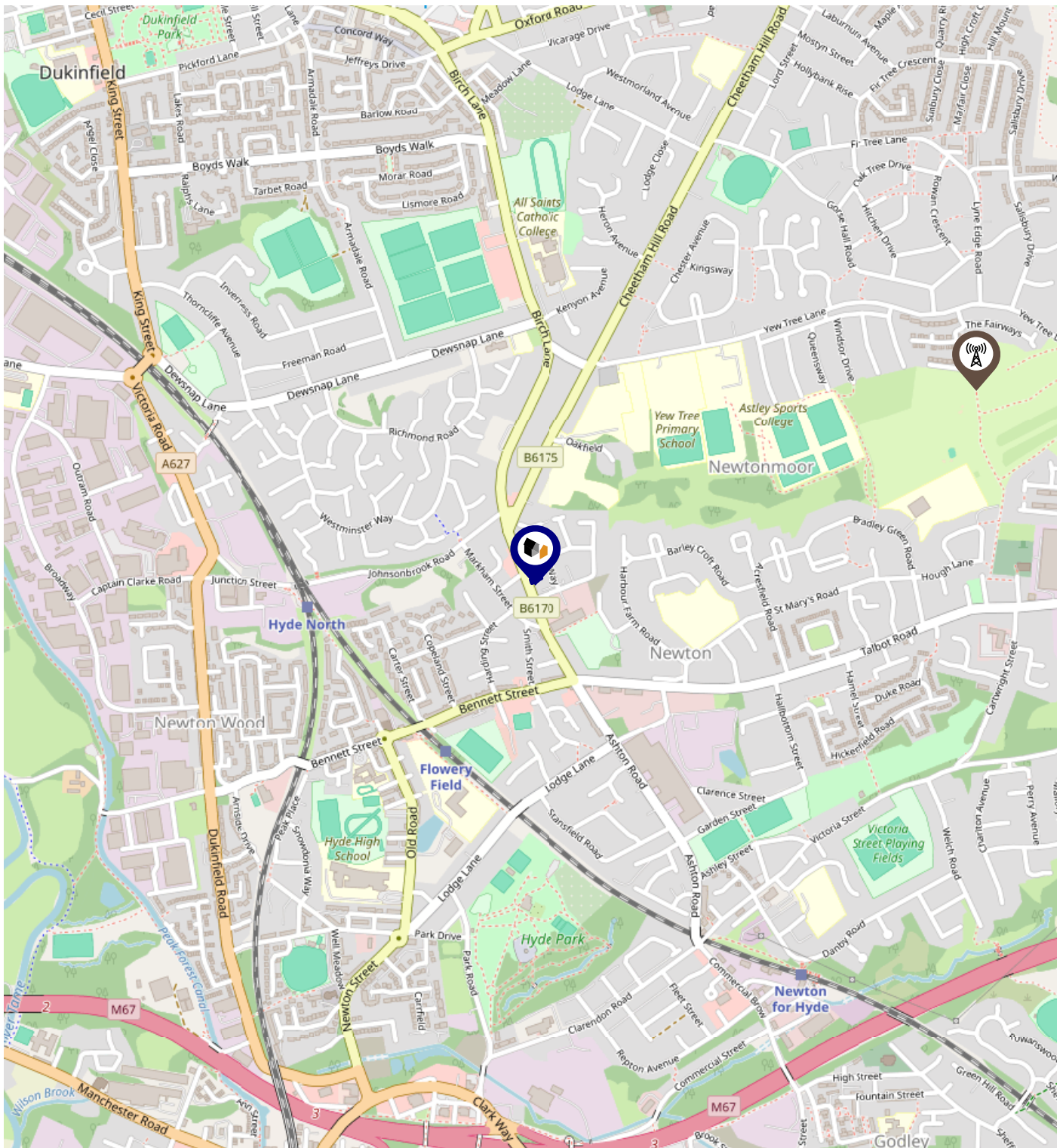
		Nursery	Primary	Secondary	College	Private
9	Flowers Field Primary School Ofsted Rating: Good Pupils: 661 Distance:0.4	☐	☒	☐	☐	☐
10	All Saints Catholic College Ofsted Rating: Good Pupils: 798 Distance:0.47	☐	☐	☒	☐	☐
11	Bradley Green Primary Academy Ofsted Rating: Good Pupils: 218 Distance:0.53	☐	☒	☐	☐	☐
12	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:0.62	☐	☒	☐	☐	☐
13	St John's CofE Primary School, Dukinfield Ofsted Rating: Good Pupils: 332 Distance:0.74	☐	☒	☐	☐	☐
14	Tameside Pupil Referral Service Ofsted Rating: Good Pupils: 160 Distance:0.74	☐	☐	☒	☐	☐
15	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:0.92	☐	☒	☐	☐	☐
16	Broadbent Fold Primary School and Nursery Ofsted Rating: Good Pupils: 218 Distance:0.98	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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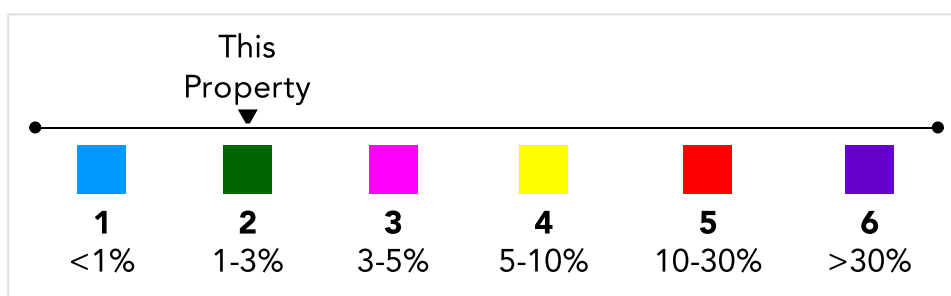
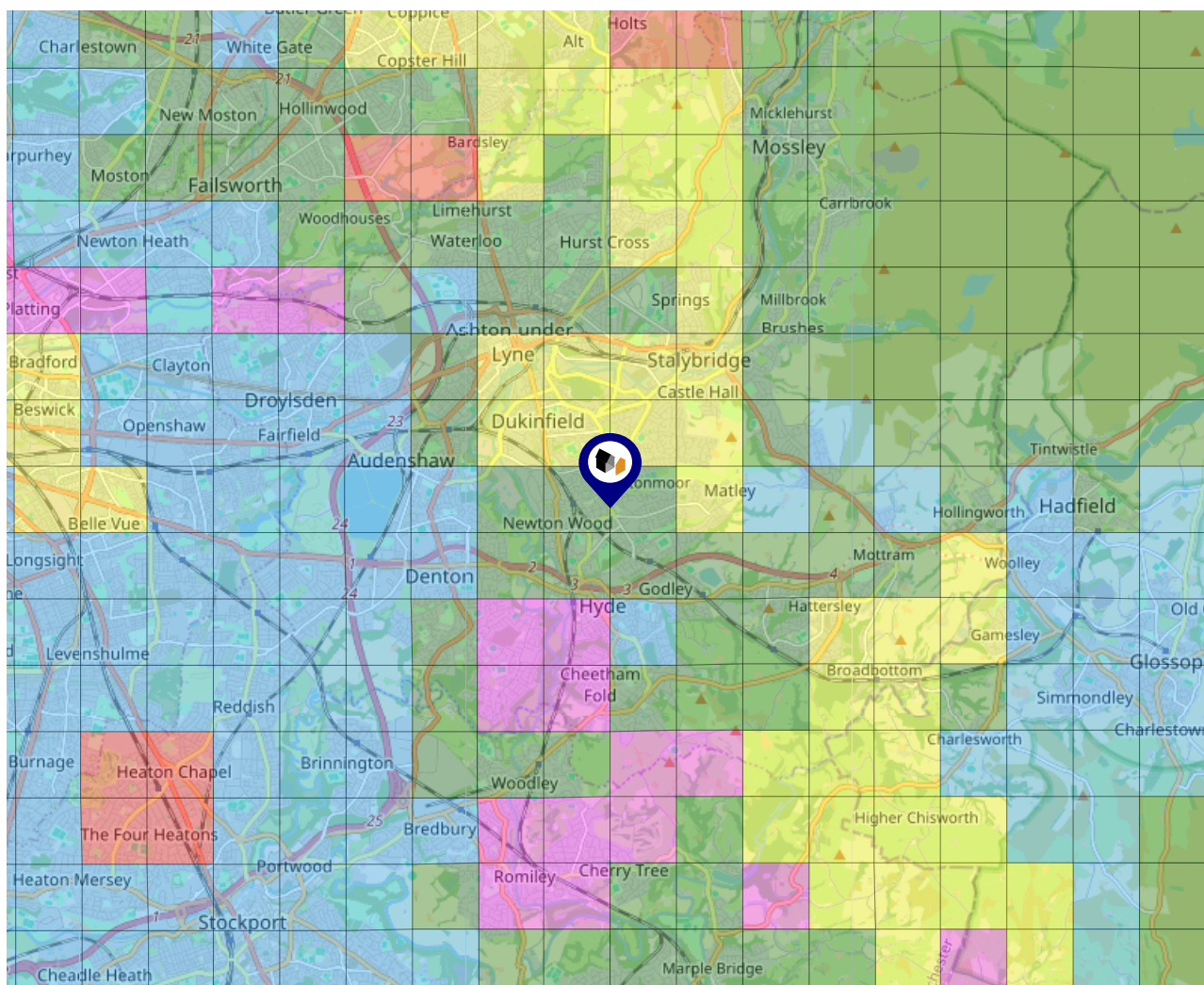


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

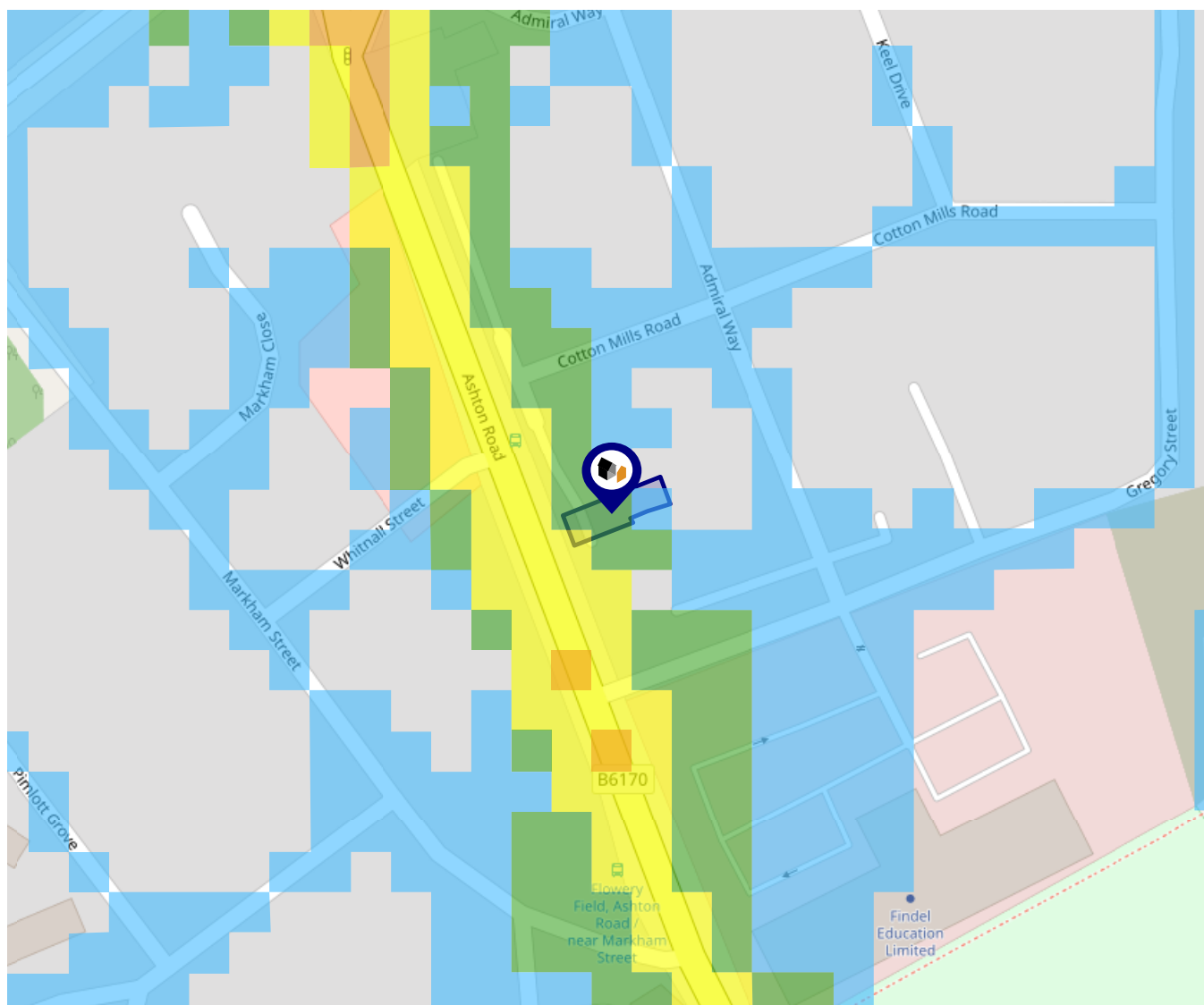
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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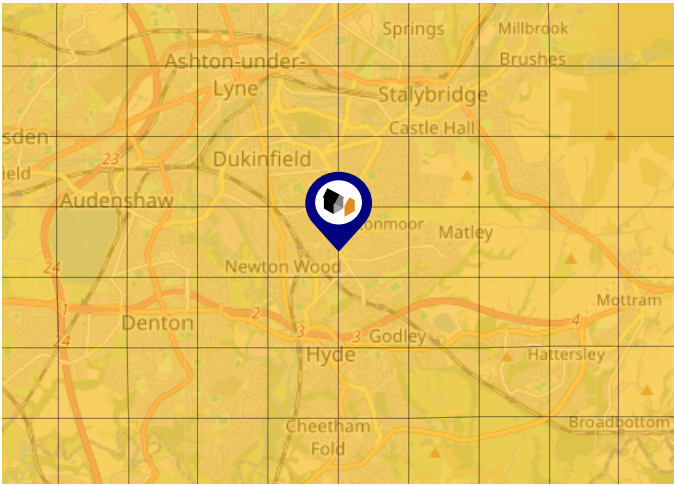


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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Lawler & Co | Hyde

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

If you are

Testimonial 1



If you are looking to buy or sell your home, look no further than Lawlers Hyde. The team have been absolutely fantastic, always professional and friendly and answer questions with a smile, no matter how silly I thought they were. I would like to take this opportunity to send my gratitude to Stacey and Imogen, they are absolute gems and an asset to the company. The team worked really hard to sell our home and we are so happy we chose Lawlers Hyde.

Testimonial 2



We moved to Lawler & Co from another agent and they sold our property within weeks of it being up after Gary came to visit and discuss. Stacey was always prompt and welcoming on the viewings and was able to confidently describe the property. Imogen was very quick at communicating viewings to us when they was coming in. The team at Hyde really stepped up compared to other agents in the area and we would 100% use them again.

Testimonial 3



Really impressed! Spoke to the team as an early stage first time buyer, they booked me in for a mortgage call and I couldn't feel more confident with the process and felt comfortable speaking to Andy. Great attitude all round, positive & efficient! Looking forward to reaching out to them again in the future.

Testimonial 4



I couldn't be happier with the service I received from Lawler & Co, especially Imogen. From start to finish, she was professional, approachable, and genuinely invested in helping me every step of the way. Communication was excellent – they always kept me updated and were quick to answer any questions I had. As a first time buyer, Imogen really helped me to understand the process and made the viewings/offering process less daunting and more exciting!



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/lawlerandco



/lawlercosalesandlettings/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Hyde or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lawler & Co | Hyde and therefore no warranties can be given as to their good working order.

Lawler & Co | Hyde

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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